A SURVEY OF LOTS 1, 2 & 3, SURF PINES BEACH ADDITION AND THE PARTITION OF SAID LOTS FOR MARLENE THAL, NORMA KEEVER AND H. GENE KEEVER. SE 1/4, SECTION 28, T7N, R10W, WM., CLATSOP COUNTY, OREGON.

SCALE: AS INDICATED DATE: DEC. 20, 1988 SURVEY NO. 572

CLATSOP SURVEYING & ENGINEERING
TOM B. WAGNER, 1569 S. FRANKLIN ST., SEASIDE, OR 97138
ASSISTANT-DEANNA MANCILL

EQUIPMENT-FRANKE THEODOLITE, MODEL 6020AIE
BENCHMARK SURVEYOR II ELECTRONIC DISTANCE METER
STEEL TAPES, 12' & 200'

REFERENCES-SURF PINES BEACH ADDITION, BOOK 9, PAGE 37
DEED RECORD, BOOK 204, PAGE 367
DEED RECORD, BOOK 214, PAGE 314

NOTES

●-Fd. 1 1/4" diam. IP, very rusty. Original lot corners.
○-Set 5/8" diam. rebar 2.5' L+YPC PLS 1373, WAGNER
◑-Fd. 1 1/2" diam. IP, with broken cast iron 45° elbow
△-Fd. 3" diam. brass cap set in concrete marked U.S. Corp Engr Sta. No. 7, OED 663+98.99, 1963. 4x4 Witness post.
( )-Plat call
YPC-Yellow plastic cap

NARRATIVE

PURPOSE. Partition Lot 2 at its centerline to provide two parcels out of Lots 1, 2 & 3 instead of three. Parcel 1 is designated Lot 3 and the northern 1/2 of Lot 2 to be sold to Norma Keever and H. Gene Keever. Parcel 2 is designated Lot 1 and the southern 1/2 of Lot 2 to be retained by the current owner Marlene Thal.

BASIS FOR BEARINGS. A line from the SE Lot 1 corner monument to the NE Lot 3 corner monument called N06°12'W, matching the Plat call.

PROCEDURE. The plat indicates the building line was originally placed 172.6' measured along the North-South lines of the lots. This was changed in Deed Record Book 214, Page 314 as shown in Fig. 1. The building line distances were calculated from the values in Fig. 1 and shown in Fig. 2 for Parcels 1 and 2. The eastern Lot corners for all 12 lots were found to be marked with 1 1/4" IP though Lot 4-12 were not were not surveyed due to numerous pine tree obstructions.

Fig. 2 shows the measurements used to survey the two parcels. Parcel 1 was established by holding the NE corner of Lot 3 and Parcel 2 was established by holding the SE corner of Lot 1. Plat calls were employed. The building line was established from Deed Record Book 214, Page 314. This building line matches the current structures on adjoining lots. The division of Lot 2 was established from the mid points along the eastern and western boundaries of Lot 1 and 3.

The Plat of Surf Pines Beach Addition indicated the 300' distance along the Lots northern and southern boundaries was placed at the high tide line of the Pacific Ocean. This was in 1949. The ocean has moved westward since then as indicated in Fig. 2. The State of Oregon has established a more accurate beach zone line but I did not attempt to determine accurately this beach zone line.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
TOM B. WAGNER
1373

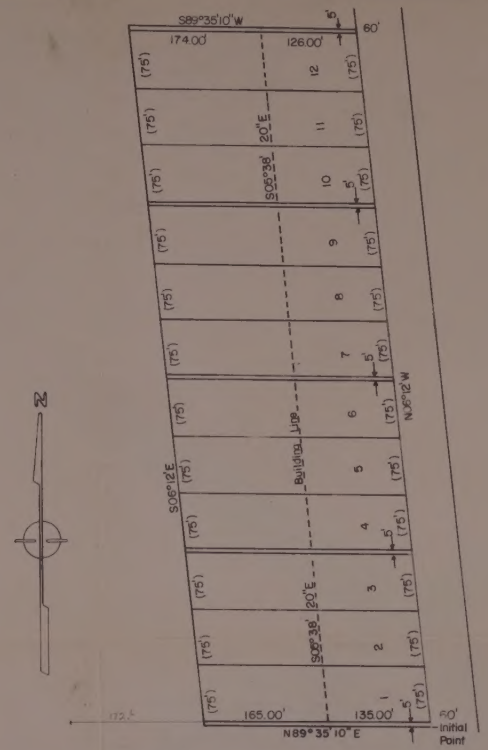

Fig. 1-Plat Details
Lots 1-12. Building line restrictions from Deed Record, Book 214, Page 314
Scale: 1" = 100'

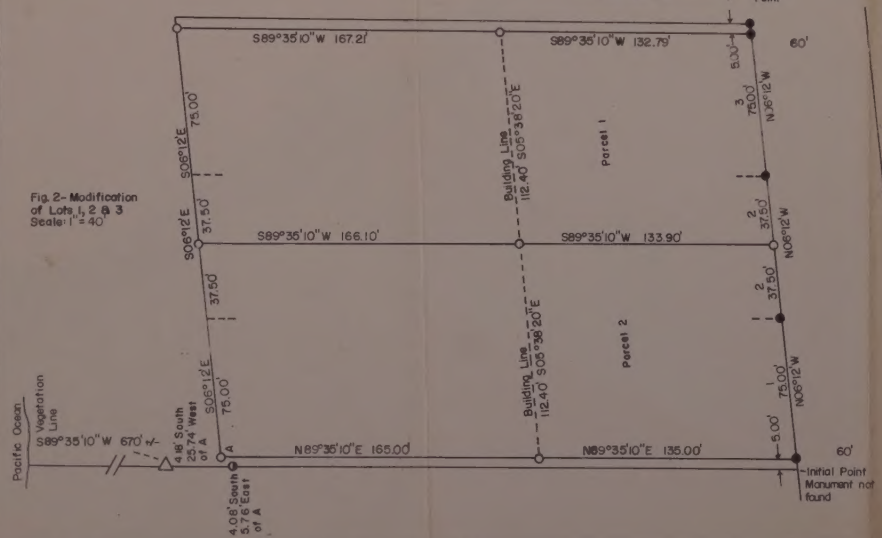

Fig. 2- Modification of Lots 1, 2 & 3
Scale: 1" = 40'